



Marchant Close, Cheltenham, GL51 7JR

CR
Guide Price £230,000



Marchant Close

Cheltenham, GL51 7JR

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bedroom Modern Home
- Conservatory
- Well Presented Throughout
- Close To Local Amenities
- Rear Enclosed Garden
- Driveway Parking





A well-presented two-bedroom end-of-terrace home situated within a peaceful cul-de-sac in Cheltenham. This property offers generous ground-floor living space, a modern kitchen, two double bedrooms, a private rear garden, and the added benefit of driveway parking. An ideal purchase for first-time buyers, downsizers, or investors seeking a well-located home close to local amenities and transport links.

Entrance Hall: The property is entered via a covered storm porch leading into the hallway, which provides access to the sitting/dining room and stairs rising to the first floor.

Sitting/Dining Room: A bright dual-aspect reception room extending the full depth of the property, offering space for both lounge and dining furnishings. A feature wood-burning stove creates a cosy focal point, whilst the rear aspect benefits from sliding doors opening into the conservatory, allowing natural light to flow through.

Kitchen: Positioned to the rear, the kitchen is fitted with a comprehensive range of wood-fronted units complemented by dark worktops and tiled splashbacks. Integrated appliances include a double electric oven, four-ring gas hob, and extractor. There is space for further freestanding appliances, a window overlooking the garden, and a door giving access to the conservatory.

Conservatory: A versatile additional space currently used as a home gym, offering access to the rear garden through a side door.

Landing: The first-floor landing provides access to both bedrooms, the bathroom, and an airing cupboard.

Bedroom One: A generous double bedroom positioned at the front of the property, featuring a large window a built in cupboard wardrobe and space for freestanding wardrobes.

Bedroom Two: A second double bedroom with views over the rear garden, offering good proportions and flexibility for various furniture layouts.

Bathroom: The bathroom comprises a panelled bath with shower over, pedestal wash basin, and WC. A rear window provides natural light and ventilation.

Garden: The rear garden is enclosed with panel fencing and offers a lawned area with a pathway leading to a fully insulated timber outbuilding fitted with mains power and lighting, ideal for storage / hobby use or an outside office.

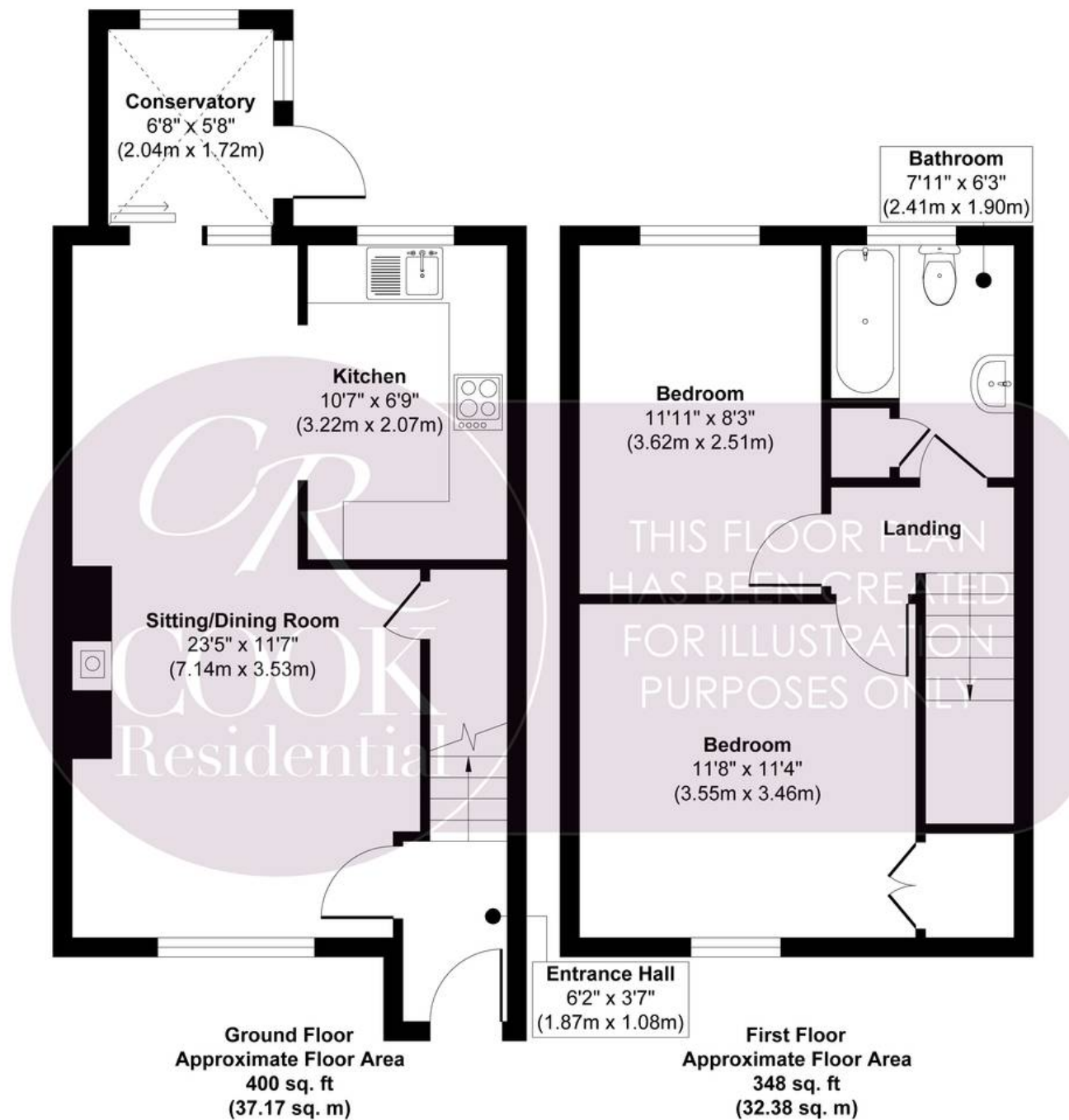
Parking: Gated side access leads to the front, where the property benefits from driveway parking for two vehicle.

Tenure: Freehold

Council Tax Band: B

Location: Marchant Close is situated within easy reach of a range of local amenities including shops, schools, and regular transport links. Cheltenham town centre, with its varied retail, dining, and leisure facilities, is also conveniently accessible. The area provides good access to major routes including the A40 and M5, making it suitable for commuters and those seeking connection to surrounding towns.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 748 sq. ft / 69.55 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.